

Prince George's

Agriculture permitted by right in the following zones;

I-1 (Light Industrial), I-2 (Heavy Industrial), I-3 (Planned Industrial/Employment Park), I-4 (Limited Intensity Industrial), R-O-S (Reserve Open Space), O-S (Open Space), R-A (Rural Agricultural), R-E (Rural Estate), R-R (Rural Residential).

Permitted by Special Exception in the following zones;

R-80 (One-Family Detached Residential), R-55(One-Family Detached Residential), R-35 (One-Family Semi-Detached/Two-Family Detached residential), R-20(One-Family Triple-Attached Residential)

Saw Mills permitted by right in the following zones;

I-1, I-4

By special Exception;

R-A, R-E, R-80, R-55, R-35, R-20, R-T(Townhouse), R-30(Multi-Family Low Density Residential), R-30C(Multi-Family Low Density Residential Condominium), R-18 (Multi-Family Medium Density Residential), R-18 C(Multi-Family Medium Density Residential Condominium), R-10(Multi-Family High Density Residential), R-H (Multi-Family High Rise)

Landscape Contractor permitted by right in the following zones;

I-1, I-2, I-4 and C-M (Commercial Miscellaneous)

By Special Exception;

R-O-S, O-S, R-A, R-E, R-R and C-A(Commercial Ancillary)

Logging permitted by right in the I-2 Zone

Sec. 27-369. Landscaping contractor's business.

(a) A landscaping contractor's business may be permitted, subject to the following:

(1) The subject property shall contain at least twenty-five (25) contiguous acres. The District Council may reduce this area requirement to no less than five (5) contiguous acres provided:

(A) In addition to the justification statement, the applicant files an impact statement explaining the scope of the business, including without limitation, the number of employees, the number and type of trucks and other vehicles and the provisions to protect adjoining and adjacent residential properties from noise, vibration, visual, odor, or other adverse effects; and

(B) The District Council determines, from the impact statement and evidence in the record, that landscaping, screening, buffering, green area, or special conditions on the subject property will adequately protect adjoining and adjacent residential properties.

(2) The subject property shall have frontage on, and direct vehicular access to, an existing street with sufficient capacity to accommodate the type and amount of traffic to be generated by the business;

(3) Vehicular access to the subject property shall not be by means of streets internal to residential subdivisions;

(4) All business operations (except the outdoor growing of nursery stock) shall be located at least two hundred (200) feet from any abutting land in any Residential Zone, or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan. The District Council may waive this setback requirement if it determines that the buffer yard required in the Landscape Manual will adequately protect abutting residential land. These operations shall be screened from the view of the abutting residential land in accordance with the Landscape Manual; and

(5) Outdoor storage of equipment and materials (except nursery stock) shall not be visible from a street.

Sec. 27-407. Sawmill.

(a) A sawmill for the cutting of timber grown on the premises may be permitted as a temporary Special Exception, subject to the following:

(1) The District Council shall determine the period of time for which the Special Exception is valid;

(2) No machinery shall be located less than fifty (50) feet from any boundary line of the Special Exception;

(3) All machinery shall be secured against unauthorized use; and

(4) After the removal and cutting of timber, all debris and sawdust piles shall be removed, and the premises shall be left in a sightly condition.